

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
HISTORIC PRESERVATION REVIEW BOARD



**HPRB ACTIONS**  
**January 24 and 31, 2019**

**JANUARY 24**

Present: Marnique Heath, Chair; Andrew Aurbach, Thomas Brokaw, Brian Crane, Chris Landis, Gretchen Pfaehler. Absent: Linda Greene, Sandra Jowers-Barber, Outerbridge Horsey.

**LANDMARK DESIGNATION HEARING**

Capital Traction Company Union Station, 3600/3601 M Street NW (Square 1203, Lot 47 and Square 1202, Lot 840) and part of the 36th Street right-of-way.

The Board designated the Capital Traction Company Union Station a historic landmark in the D.C. Inventory of Historic Sites (Criteria B and D), and requested that the nomination be forwarded to the National Register of Historic Places for listing (under Criteria A and C) as of local significance, with a period of significance of 1894 to 1973, the era of its construction and its use by the Capital Traction Company and the Capital Transit Company. Vote: 6-0.

**GEORGETOWN HISTORIC DISTRICT/HISTORIC LANDMARK**

3601 M Street NW, HPA 19-122 and 19-032, subdivision to combine two lots and permit to construct five-story multi-unit building.

The Board recommended clearance of the subdivision to consolidate the two lots. Vote: 5-0. (Landis absent)

**ANACOSTIA HISTORIC DISTRICT**

1201-1215 Good Hope Road SE, HPA 19-142, revised concept/scope of demolition.

The Board approved the conceptual approach to retaining and reusing the wood and steel roof framing of 1205 and 1209 necessary to achieve the lowering of the addition, and that a specific retention plan documenting the framing elements be developed; approved the revised design of the new construction that lowers its height by six feet; required that the interior structure of 1213-1215 and a greater portion of the demising walls between 1205 and 1209 be retained; and delegated final approval to staff. Vote: 5-0 (Landis absent).

**CAPITOL HILL HISTORIC DISTRICT**

201 8th Street NE, HPA 19-104, concept/subdivide lot, alter facades, and construct new multiple unit dwelling.

The Board voted to find the concept for building alterations, subdivision, and new construction to be compatible with the historic district and delegated final approval to staff with the stipulation that the primary entrance at 201 8<sup>th</sup> St, NE be retained as a functional entrance. Vote: 6-0

628 A Street SE, HPA 19-079, concept/two-story rear and side addition, one-story rooftop addition.

The Board voted to find the concept to be compatible with the historic district and to delegate further review to staff. Vote: 6-0

121 7th Street SE, HPA 19-078, concept/three-story rear addition, one-story rooftop addition, alter front façade.

The Board voted to find the concept to be compatible with the Capitol Hill Historic District, asked that the applicant complete a visibility study of the rear addition; and delegate further review to staff. Vote: 6-0

#### **14<sup>TH</sup> STREET HISTORIC DISTRICT**

~~1340 Corcoran Street NW, HPA 19-069, permit/trellis in public space.~~

*The case is deferred at the request of the ANC and applicant.*

#### **WASHINGTON HEIGHTS HISTORIC DISTRICT**

1819 Vernon Street NW, HPA 19-106, rear addition; front basement entry.

The Board found the concept for the rear addition to be compatible with the character of the historic district, contingent on the addition being pulled back two feet (to align with the rear elevations of the other houses in this row) and being clad in brick rather than siding, and delegated final approval to staff. Vote: 6-0.

#### **14<sup>TH</sup> STREET HISTORIC DISTRICT**

1523 Church Street NW, HPA 19-077, concept/rear addition, front yard alterations.

The Board approved concept plans for removal of a small brick ell wing and construction of a full-width two-story rear addition, an enclosed stair access addition on the roof and a roof deck over the new rear addition, two-over-two replacement Marvin clad wood windows, elongating the basement windows by dropping their sills, repair or in-kind replacement front doors, replacement of the non-original brick stairs with a blue-stone and brick stair with a metal railing, and creation of an at-grade entrance and small patio area in front of the house with a raised planter at the edge of the sidewalk. Vote: 5-0 (Landis recused).

### **JANUARY 31**

Present: Marnique Heath, Chair; Andrew Aurbach, Brian Crane, Outerbridge Horsey, Sandra Jowers-Barber, Chris Landis, Gretchen Pfaehler. Absent: Thomas Brokaw, Linda Greene.

#### **TAKOMA PARK HISTORIC DISTRICT**

7126 Chestnut Street NW, HPA 19-103, concept/two-story rear addition, new attic dormer/modify entrance porch and windows.

The Board agreed with the comments of the ANC and found the concept to be compatible with the historic district, and to delegate further review to staff. Vote: 5-0.

500 Dahlia Street, NW, HPA 19-123, concept/solar panels.

The Board found the proposed installation of solar panels on the east and west facing roof slopes would not result in a discordant or incompatible installation. Even though the panels on the east slope would face a public street – a location discouraged by the HPRB’s guidelines – the Board noted that the siting of the house and tree cover limited their visibility, and that the panels were being installed tight to the roof, away from the roof edges, and below the roof line, and that the roof had recently been replaced to match the color of the proposed frameless panels. The Board agreed with the findings of the ANC and approved the concept application as presented by the applicant and delegated further review to the HPO. Vote: 6-1.

**CAPITOL HILL HISTORIC DISTRICT**

302 South Carolina Avenue SE, HPA 19-140, revised concept/two-story rear addition.

The Board approved the concept of a two-story rear addition as consistent with the purposes of the preservation act and delegated final approval to staff with requirement that the angled corners at the addition be eliminated, the depth be reduced, and that the materials and design be revised.

Vote: 7-0.

**MOUNT VERNON SQUARE HISTORIC DISTRICT**

1227 4th Street NW, HPA 19-105, concept/three-story rear addition.

The Board advised the applicant to revise the height and/or setback of the addition at 1227 4<sup>th</sup> Street NW so that it would not be substantially visible from 4<sup>th</sup> Street or Ridge Street and delegated final approval to Staff. Vote: 7-0.

**SHAW HISTORIC DISTRICT**

1128 10th Street NW, HPA 19-129, concept/demolition of non-contributing structure; construction of new eight-story plus penthouse residential building.

The Board found that a building of this general height and design could be compatible with the character of the historic district, and that setting the top floor back helped mitigate the variation in height with the surrounding buildings, but that further design work was needed. The Board concurred with the resolution of the ANC that the projecting bay needed to be enclosed and its proportions made narrower but did not concur with the recommendation that the bay be limited to three stories, as it would be too short for a building of this general height. The Board further found that the height of the penthouse needed to be reduced and the design of the top of the building simplified, and that the project should return to the ANC and Board for further review when revised. Vote: 7-0.

~~1313 11th Street NW, HPA 19-145, concept/new construction.~~

*The case is deferred at the request of the applicant.*

**CONSENT CALENDAR**

The Board approved the following on the Consent Calendar on January 24 by a vote of 6-0.

**ANACOSTIA HISTORIC DISTRICT**

1326 Valley Place SE, HPA 19-132, permit/repair and reconstruct two-story house and add addition.

**CAPITOL HILL HISTORIC DISTRICT**

634 Lexington Place NE, HPA 19-097, concept/alter roofline and create basement entrance.

**BLOOMINGDALE HISTORIC DISTRICT**

1634 North Capitol Street NW, HPA 18-556, revised concept/new construction.

**CLEVELAND PARK HISTORIC DISTRICT**

3503 Woodley Road NW, HPA 19-136, concept/ rear and side addition.

**FOXHALL VILLAGE HISTORIC DISTRICT**

4419 Q Street NW, HPA 19-063, concept/two-story plus basement rear addition.

**LEDROIT PARK HISTORIC DISTRICT**

1844 3rd Street NW, HPA 19-124, concept/addition.

408 U Street NW, HPA 19-134, concept/ rear addition and roof deck on garage.

**PENNSYLVANIA AVENUE HISTORIC DISTRICT**

999 E Street NW, HPA 19-141, concept/storefront alterations, awnings and signage.

**U STREET HISTORIC DISTRICT**

1519Swann Street NW, HPA 19-133, concept/ rear and rooftop addition.

1833 12<sup>th</sup> Street NW, HPA 19-135, concept/rear and roof addition.

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